

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



January 28, 2014

Priscilla Tam, Records Analyst II
Office of the City Clerk
City of Foster City
610 Foster City Boulevard
Foster City, CA 94404-2222

RE: Ordinance #584

Dear Ms. Tam:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 2, 2013.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink, reading "Enrique M. Rodriguez", is positioned above the printed name.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



City of Foster City

ESTERO MUNICIPAL IMPROVEMENT DISTRICT

610 FOSTER CITY BOULEVARD
FOSTER CITY, CA 94404-2222

2013 JAN -2 P 11:12
CITY CLERK'S OFFICE

**THE CITY OF FOSTER CITY &
THE ESTERO MUNICIPAL IMPROVEMENT DISTRICT
ADVICE OF ACTION TAKEN**

TO: State Fire Marshal
Office of the State Fire Marshal
P. O. Box 944246
1416 9th Street
Sacramento, CA 95814

Director
California Department of Housing and Community Development
Division of Codes and Standards
2020 West El Camino Avenue
Sacramento, CA 95833

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

FROM: City Clerk's Office

DATE: December 30, 2013

RE: Amending Chapters 15.04, Building Code; 15.08, Mechanical Code; 15.16, Plumbing Code; 15.20, Electrical Code; and 15.24, California Fire Code, of Title 15, Building and Construction of the Foster City Municipal Code

The City Council of the City of Foster City, at its regular meeting of December 16, 2013 took the above referenced item under consideration. The Council took the following action:

- ☐ Adopted enclosed Ordinance No. 584, Amending Chapters 15.04, Building Code; 15.08, Mechanical Code; 15.16, Plumbing Code; 15.20, Electrical Code; and 15.24, California Fire Code, of Title 15, Building and Construction of the Foster City Municipal Code

Priscilla Tam
Records Analyst II

Enclosure

cc: Marty Cooper, Chief Building Official, City of Foster City
John Mapes, Fire Marshal, City of Foster City

ORDINANCE NO. 584

AN ORDINANCE OF THE CITY OF FOSTER CITY AMENDING CHAPTERS 15.04, BUILDING CODE; 15.08, MECHANICAL CODE; 15.16, PLUMBING CODE; 15.20, ELECTRICAL CODE; AND 15.24, CALIFORNIA FIRE CODE, OF TITLE 15, BUILDING AND CONSTRUCTION OF THE FOSTER CITY MUNICIPAL CODE

CITY OF FOSTER CITY

THE CITY COUNCIL OF THE CITY OF FOSTER CITY DOES ORDAIN, as follows:

Section 1. The City Council finds that the unique characteristics of the topography and the balance of industrial, commercial and residential property in the City of Foster City require the adoption of the 2013 California Building Code, 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Fire Code, 2013 California Energy Code, and the 2013 California Green Building Standards Code with Appendices and local amendments and the Fire Departmental Policy Manual; together with the modifications herein set forth in order to protect the health, safety and welfare of the residents and property in the City because of the existence of the following findings of fact:

Findings of Fact

Pursuant to Section 17958.5 of the California Health and Safety Code, the report contained herein is submitted as the 'Findings of Fact' document with regard to the adoption ordinance of the City of Foster City which would adopt the 2013 California Building Code, 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, 2013 California Electrical Code, 2013 California Fire Code, 2013 California Energy Code, and the 2013 California Green Building Standards Code. Under this Ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California, commonly referred to as Title 24 of the California Administrative Code.

Under the provisions of Section 17958.5 of the Health and Safety Code, local amendments shall be based on climatic, geographical, and topographical conditions. The 'Findings of Fact' contained herein shall address the topographical condition.

Topographical

Foster City is a manmade island developed over a former marshland adjacent to the San Francisco Bay. In the early 1900's a dike was constructed separating the

marsh from the Bay and converted to farmland and commercial salt production. In the early 1960's hydraulic fill consisting of sand and clam shells was dredged from the San Francisco Bay and deposited to an average depth of five feet (5') on the top of the existing land. The salt and mineral content of the fill material is very destructive to metal in contact with the soil. The weight of the fill material on the younger bay mud causes compaction of the younger bay mud that must be considered in the design of structures and drainage systems.

Foster City is within Seismic Site Classes "D", "E", or "F" with many major faults traversing the region. A major earthquake within the city could damage numerous structures and infrastructure. This catastrophic damage would put the general public at high risk because the depleted emergency response crews would not be available to respond to every incident immediately. Built-in fire protection and other fire protection measures will provide a higher level of safety for occupants and property.

Section 2. Chapters 15.04, Building Code, 15.08, Mechanical Code, 15.16, Plumbing Code, 15.20, Electrical Code, 15.24 California Fire Code, of Title 15, Building and Construction of the Foster City Municipal Code are hereby amended to read as follows

Title 15

BUILDING AND CONSTRUCTION

Chapters:

- 15.04 Building Code
- 15.08 Mechanical Code
- 15.16 Plumbing Code
- 15.20 Electrical Code
- 15.24 Fire Code

Chapter 15.04

BUILDING CODE

Sections:

- 15.04.010 Adoption.
- 15.04.020 Citation.
- 15.04.030 Section 3401.2 amended--Maintenance.
- 15.04.040 Section 104.1 Chapter 1-Division 2 amended--Powers and Duties.
- 15.04.050 Section 104.6 Chapter 1-Division 2 amended--Right of Entry.
- 15.04.060 Section 113 Chapter 1-Division 2 amended--Board of Appeals.
- 15.04.070 Section 114 Chapter 1-Division 2 amended--Violations and Penalties.
- 15.04.080 Section 105 Chapter 1-Division 2 amended--Permits.
- 15.04.090 Section 105.3.1 Chapter 1-Division 2 amended--Permit Issuance.
- 15.04.100 Section 109 Chapter 1-Division 2 amended--Fees.
- 15.04.110 Section 903 amended deleted -- Automatic sprinkler systems.
- 15.04.120 Section 1907 amended-----Concrete Slabs.
- 15.04.130 Section 1611 amended--Water Accumulation.
- 15.04.140 Section 1807.1 amended--General.
- 15.04.150 Section 1803.6 amended--Reports.
- 15.04.160 Section 1807.1 amended--General.
- 15.04.170 Section 1503 amended--General.
- 15.04.180 Section 103 Appendix "J" amended--Grading Permits.
- 15.04.190 Section 104.3 Appendix "J" amended--Soil Engineering Report.
- 15.04.200 Section 101.3 Appendix "J" amended--General Fees
- 15.04.210 Section 1402.3 amended--Weather Protection
- 15.04.220 Section 105.5 amended--Expiration

15.04.010 Adoption. The rules, regulations and standards, printed and published by the International Code Council and known as the International Building Code, 2012 Edition, with California Amendments, copies of which are in the Foster City Library and on file in the office of the City Clerk, (including the appendices G, H, I, J, and L thereto), in this chapter collectively called the building code, are adopted as and for the rules, regulations and standards within this city as to all matters therein contained except as otherwise provided in this chapter.

15.04.020 Citation. The California Building Code adopted in Section 15.04.010 may be cited as the 'California Building Code'; provided, however, that when any section thereof is amended by anything contained in this chapter, citations to such section shall be made to 'Section _____ of the California Building Code as amended by Municipal Code Section _____'.

15.04.030 Section 3401.2 amended--Maintenance. Section 3401.2 is amended by adding a second and third paragraph to read as follows:

All building material, construction equipment, excavation material and debris must be maintained in a safe and sanitary condition, behind the required front yard setback requirements and the rear or side yard setback requirements when facing waterways. This requirement may be deferred with the approval of the Building Official.

Prior to or after commencement of construction, the Building Official may require a protective barrier such as a fence, barricade or other structure for the protection of the public around and in conjunction with any construction work. The design, construction, location, and materials used shall be approved by the Building Official prior to installation. The barrier shall be removed before receiving a Certificate of Occupancy.

15.04.040 Section 104.1 Chapter 1-Division 2 amended--Powers and Duties. Section 104.1 Chapter 1-Division 2 of the California Building Code is amended to read as follows:

Section 104.1 Chapter 1-Division 2 General. The Building Official is hereby authorized and directed to enforce all the provisions of this Code. Pursuant to the enforcement of the provisions of this Code, the Building Official may make reasonable interpretations based on studies and investigations deemed appropriate. For such purpose, he shall have the powers of a law enforcement officer.

15.04.050 Section 104.6 Chapter 1-Division 2 amended--Right of Entry. Section 104.6 Chapter 1-Division 2 of the California Building Code is amended by adding a second paragraph to read as follows:

'Authorized Representative' shall include the officers named in Section 103.3 of this Code.

15.04.060 Section 113 Chapter 1-Division 2 amended--Board of Appeals. Section 113 Chapter 1-Division 2 of the California Building Code is amended to read as follows:

Section 113.1 Chapter 1-Division 2 - In order to provide for a final determination for the suitability of alternate materials, methods of construction, and reasonable interpretation of the provisions of this code, in the event of disagreement with the determination of the Building Official, there shall be and is hereby created a Board of Appeals, consisting of five members experienced in building construction. The Building Official shall act as Secretary of the Board. The Board of Appeals shall be appointed by the Governing Body and shall hold office at its pleasure. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall consider all evidence or proof submitted and conduct, or cause to be conducted, any investigations or tests it deems necessary and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the Governing Body such new legislation as is consistent therewith.

15.04.070 Section 114 Chapter 1-Division 2 amended--Violations and Penalties. Section 114 Chapter 1-Division 2 of the California Building Code is amended to read as follows:

Section 114.1 Chapter 1-Division 2 It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any provisions of this code.

It is hereby declared that any violation of this code constitutes a public nuisance, and in addition to any other remedies provided by this code for its enforcement, the administrative authority may bring civil suit to enjoin the violations of any provision of this code.

Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than \$300 or by imprisonment of not more than ninety days, or both such fine and imprisonment.

15.040.080 Section 105.2 Chapter 1-Division 2 amended--Permits. Section 105.2 Chapter 1-Division 2 of the California Building Code is amended to read as follows:

Work Exempt from Permit. The Building Official may require a permit for projects which require approval and/or permits by the Community Development Director.

(The rest of Subsection 105.2 Chapter 1-Division 2 to read the same)

15.040.090 Section 105.3.1 Chapter 1-Division 2 amended--Permit Issuance.
Section 106.3.1 Chapter 1-Division 2 of the California Building Code is amended by adding a fourth paragraph to read as follows:

No permit or approval shall be issued which does not conform to all applicable provisions of the this Title and Title 17, including Design Review. The determination of conformance shall be made by the Community Development Director or designated staff members of the Community Development Department.

15.04.100 Section 109 Chapter 1-Division 2 amended--Fees. Section 109 Chapter 1-Division 2 of the California Building Code is amended to read as follows:

Section 109 Chapter 1-Division 2 Fees. Fees shall be assessed in accordance with the provisions of this section as set forth in the fee schedule adopted by resolution by the Governing Body.

The determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The Value to be used in computing the building permit and plan review shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other equipment.

15.04.110 Section 903 amendment deleted--Automatic Sprinkler Systems.
Amendments to Automatic Sprinkler Systems are found in Chapter 15.24 'Fire Code'.

15.04.120 Section 1907 added--Concrete Slabs. The California Building Code is amended by adding gSection 1907 to read as follows:

Section 1907.1 Concrete Slabs. All concrete slab on grade construction for habitable rooms in Group R Occupancies shall be constructed over a moisture barrier. The moisture barrier shall be a four inch thick layer of gravel, two layers of 15 lbs. felt, hot mopped or an equivalent approved membrane, and a 2 inch thick layer of sand. The architect or engineer may submit designs that provide equal or better protection for approval of the Building Official.

1907.1 All concrete slab on grade construction for habitable rooms in Group R Occupancies shall have minimum reinforcing equivalent to 6 inch by 6 inch weld wire fabric or better.

1907.1 Friction between slabs or foundations and ground shall be determined by a soils engineer but in no case shall the coefficient of friction be less than 0.6.

15.04.130 Section 1611 amended--Water Accumulation. Section 1611.2 of the California Building Code is amended by adding a second paragraph to read as follows:

1611.2.1 Water Accumulation. All roofs shall be designed with sufficient slope to assure adequate drainage after long time deflection from dead loads and possible differential foundation subsidence, or shall be designed to support maximum loads including possible ponding of water due to deflection and subsidence. Minimum amount of ponding from subsidence shall be equal to 1/8 inch times the minimum building dimension in feet. See Section 1604 for deflection criteria.

15.04.140 Section 1807.1 amended--General. Section 1806.1 of the California Building Code is amended by adding a second paragraph to read as follows:

Exception: Low ornamental walls and other nonstructural elements not over 3 feet 6 inches in height and which are not considered hazardous by the Building Official and when approval is not required by the Community Development Director.

15.04.150 Section 1803.6 amended--Reports. Section 1803.6 of the California Building Code is amended to read as follows:

1803.6 #5 Recommendation for foundation type and design criteria including bearing capacity, provisions to minimize differential settlements, provisions for tying adjacent footings together to minimize differential, horizontal or vertical movement in the event of an earthquake, provisions to minimize the effects of expansive soils and the effects of expansive soils and the effects of adjacent loads.

15.04.160 Section 1807.1 amended--General. Section 1807.1 of the California Building Code is amended by adding a sentence to the first paragraph to read as follows:

All footings and foundations shall be designed by an Engineer or Architect licensed to practice in the State of California in accordance with the design criteria established as required by Section 1803 and in accordance with the structural provisions of this code. Footings and foundations may be installed per the criteria of the existing structure with the approval of the Building Official. Provisions to minimize differential settlement shall be included in the design.

15.04.170 Section 1503 amended--General. Section 1503 of the California Building Code is amended to read as follows:

Section 1503_ General. Roof covering shall be not less than, Class C fire retardant which complies with ASTM E108, UL 790 or ASTM D2898.

Roof coverings shall be securely fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

Subject to the requirements of this chapter, combustible roof coverings and roof insulation may be used in any type of construction.

Skylights shall be constructed as required in Section 2405.

Penthouses shall be constructed as required in Section 1509.2.

For the use of plastics in roofs, see Section 2606.4.

For Solar energy collectors placed on the roof see chapter 5.

Approval for changes in roof coverings, material, color, weight shall be made by the Community Development Director or designated staff members of the Community Development Department.

15.04.180 Appendix Section J103 amended--Permits Required. Appendix Section J103 of the California Building Code is amended to read as follows:

Section Appendix Section J103.1 No person shall do any grading without first having obtained a grading permit from the Building Official. Grading exempted from requiring a permit must be approved by the Building Official before any grading is to be started.

15.04.190 Appendix Section J104.3 amended--Soil Engineering Report. Appendix Section J104.3 of the California Building Code is amended to read as follows:

Appendix Section J104.3 Soil Engineering Report. The soil engineering report required by Section 1802.1 shall include data regarding the nature, distribution and physical properties of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures when necessary, and opinions and recommendations covering adequacy of sites to be developed by the proposed grading, and comply with the provisions of Section 1802.6 where applicable to the proposed grading.

15.04.200 Appendix Section J101 amended--General. Appendix Section J101 of the California Building Code is amended to read as follows:

Appendix Section J101.3 (added) General. Fees shall be assessed in accordance with the provisions of the fee schedule adopted by resolution by the Governing Body.

15.04.210 Section 1402.3 amended--Weather Protection is amended by adding a second paragraph to read as follows:

Balconies, landings, exterior stairways, occupied roof and similar surfaces exposed to the weather and sealed underneath shall be waterproofed and sloped a minimum of $\frac{1}{4}$ unit vertical in 12 units horizontal (2% slope) for drainage.

15.04.220 Section 105.5 amended—Expiration is amended by adding a second paragraph to read as follows:

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one (1) year.

Chapter 15.08

MECHANICAL CODE

Sections:

- 15.08.010 Adoption.
- 15.08.020 Citation.
- 15.08.030 Section 103 Chapter 1-Division 2 amended--Methods of Construction
- 15.08.040 Section 106.1 Chapter 1-Division 2 amended--General.
- 15.08.050 Section 106.3 Chapter 1-Division 2 amended--Right of entry.
- 15.08.060 Section 108 Chapter 1-Division 2 amended--Board of appeals.
- 15.08.070 Section 109 Chapter 1-Division 2 amended--Violations.
- 15.08.080 Section -114.1 Chapter 1-Division 2 amended--Fees.
- 15.08.090 Section - 603.2.6 amended--Installation.
- 15.08.100 Section 110 Chapter 1-Division 2 amended--Penalties.

15.08.010 Adoption. The rules, regulations and standards, printed and published by the International Association of Plumbing and Mechanical Officials and known as the Uniform Mechanical Code, 2012 Edition, with California amendments, copies of which are in the Foster City Library and on file in the office of the City Clerk ((including the appendices B, C,D, F and G thereto), in this chapter collectively called the Mechanical Code, are adopted as and for the rules, regulations and standards within this City as to all matters therein contained except as otherwise provided in this chapter.

15.08.020 Citation. The California Mechanical Code adopted in Section 15.08.010 may be cited as the 'California Mechanical Code', provided, however, that when any section thereof is amended by anything contained in this chapter, citations to such section shall be made to 'Section _____ of the California Mechanical Code as amended by the Municipal Code Section _____'.

15.08.030 Section 103 Chapter 1-Division 2 Alternate Materials and Methods of Construction. Section 103 Chapter 1-Division 2 of the California Mechanical Code is amended by adding a third paragraph, Section 105, to read as follows:

All mechanical equipment and accessory equipment installed in a dropped ceiling assembly shall be supported by the building structure and not the dropped ceiling assembly.

15.08.040 Section - 106.1 Chapter 1-Division 2 amended--General. Section 108.1 of the California Mechanical Code is amended to read as follows:

Section 106.1 Chapter 1-Division 2 Administrative Authority. The Administrative Authority shall be the Building Official and is hereby authorized and directed to enforce all provisions of this Code. Pursuant to the enforcement of the provisions of the Code, the Building Official may make reasonable interpretations based on studies and investigations deemed appropriate.

15.08.050 Section 106.3 Chapter 1-Division 2 amended--Right of Entry. Section 106.3 Chapter 1-Division 2 of the California Mechanical Code is amended by adding a second paragraph to read as follows:

'Authority Having Jurisdiction' shall include the officers named in Section 108.3 of this Code.

15.08.060 Section 108 Chapter 1-Division 2 amended--Board of Appeals. Section 110 Chapter 1-Division 2 of the California Mechanical Code is amended to read as follows:

Section 108 Chapter 1-Division 2. In order to provide for a final determination for the suitability of alternate materials, methods of construction, and reasonable interpretation of the provisions of this code, in the event of disagreement with the determination of the Building Official, there shall be and is hereby created a Board of Appeals, consisting of five members experienced in building construction. The Building Official shall act as Secretary of the Board. The Board of Appeals shall be appointed by the Governing Body and shall hold office at its pleasure. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall consider all evidence or proof submitted and conduct, or cause to be conducted, any investigations or tests it deems necessary and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the Governing Body such new legislation as is consistent therewith.

15.08.070 Section 110 Chapter 1-Division 2 amended--Violations -Section- 110 Chapter 1-Division 2 of the California Mechanical Code is amended to read as follows:

Section 110 Chapter 1-Division 2. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, convert or demolish, equip, use, occupy or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this code.

It is hereby declared that any violation of this code constitutes a public nuisance, and in addition to any other remedies provided by this code for its enforcement, the administrative authority may bring civil suit to enjoin the violations of any provision of this code.

15.08.080 Section 114 Chapter 1-Division 2 amended--Fees. Section 114.1 Chapter 1-Division 2 General of the California Mechanical Code are amended to read as follows:

Section 114.1 Chapter 1-Division 2 General. Fee shall be assessed in accordance with the provisions of this section as set forth in the fee schedule adopted by resolution by the Governing Body.

15.08.090 Section 603 amended--Installation. Section 604 of the California Mechanical Code is amended by adding Subsection 304.10 to read as follows:

603.2.6 Metallic Piping Location. No metallic piping shall be located underground, unless in a chase or other method approved by the Building Official.

15.08.100 Section 110 Chapter 1-Division 2 amended--Penalties. Section 110 Chapter 1-Division 2 of the California Mechanical Code is amended to read as follows: Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than \$300.00 or by imprisonment of not more than ninety (90) days, or both such fine and imprisonment.

Chapter 15.16

PLUMBING CODE

Sections:

- 15.16.010 Adoption.
- 15.16.020 Citation.
- 15.16.030 Section 102.1 Chapter 1-Division 2 amended--Administrative authority.
- 15.16.040 Section 102.3 Chapter 1-Division 2 amended--Violation and Penalties.
- 15.16.050 Section 103 Chapter 1-Division 2 amended--Permits and Inspections.
- 15.16.060 Section 103.4.1 Chapter 1-Division 2 amended--Fees.
- 15.16.070 Section 1.8.8 Chapter 1-Division 1 amended--Board of appeals.
- 15.16.080 Section 205 amended--Definition of terms C.
- 15.16.090 Section 208 amended--Definition of terms F.
- 15.16.100 Section 301 amended--Materials.
- 15.16.110 Section 703 amended--Size of drain piping.
- 15.16.120 Section 704 amended--Fixture connections.
- 15.16.130 Section 811 amended--Chemical wastes.
- 15.16.140 Section 908 amended--Vertical Wet Venting.
- 15.16.150 Section 1009 amended--Interceptors and Separators.
- 15.16.160 Section 315 amended--Joints and Connections.
- 15.16.170 Section 707 amended--Cleanouts.
- 15.16.180 Section 507 amended--Protection from Damage.

15.16.010 Adoption. The rules, regulations and standards, printed and published by the International Association of Plumbing and Mechanical Officials known as the Uniform Plumbing Code, 2012 Edition, with California amendments, copies of which are in the Foster City Library and on file in the office of the City Clerk (including the appendices A,B, C,D, G, I, J and K thereto), in this chapter collectively called the mechanical code, are adopted as and for the rules, regulations and standards within this City as to all matters therein contained except as otherwise provided in this chapter.

15.16.020 Citation. The California Plumbing Code adopted in Section 15.08.010 may be cited as the 'California Plumbing Code', provided, however, that when any section thereof is amended by anything contained in this chapter, citations to such section shall be made to 'Section _____ of the California Plumbing Code as amended by the Municipal Code Section _____'.

15.16.030 Section 102.1 Chapter 1-Division 2 amended—Authority Having Jurisdiction. Section 102.1 Chapter 1-Division 2 of the California Plumbing Code is amended to read as follows:

Authority Having Jurisdiction. Section 102.1 Chapter 1-Division 2 The Authority Having Jurisdiction shall be the Building Official and is hereby authorized and directed to enforce all provisions of this Code. Pursuant to the enforcement of the provisions of the Code, the Building Official may make reasonable interpretations based on studies and investigations deemed appropriate.

15.16.040 Section 102.3 Chapter 1-Division 2 amended--Violations and Penalties. Section 102.3 Chapter 1-Division 2 of the California Plumbing Code is amended to read as follows:

It is hereby declared that any violation of this code constitutes a public nuisance, and in addition to any other remedies provided by this code for its enforcement, the administrative authority may bring civil suit to enjoin the violations of any provision of this code.

Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than \$300.00 or by imprisonment of not more than ninety (90) days, or both such fine and imprisonment.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work or use which it authorized is lawful.

The issuance or granting of a permit or approval of plans shall not prevent the Administrative Authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of the Code or of any other Ordinance or from revoking any certificate of approval when issued in error.

Every permit issued by the Administrative Authority under the provisions of this Code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred and eighty (180) days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no

changes have been made, or will be made in the original plans and specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one (1) year.

15.16.050 Section 103.0 Chapter 1-Division 2 amended--Permits and Inspections.

Section 103.0 Chapter 1-Division 2 of the California Plumbing Code is amended by rewriting Subsections 103.1.2.1 and 103.1.2.2 to read as follows:

103.1.2.1 No permit shall be required for repairs done by a residential homeowner when the materials (normally or usually) cost \$25.00 or less.

103.1.2.2 No permit shall be required for repairs done by a licensed contractor when the materials (normally or usually) cost \$25.00 or less.

15.16.060 Section 103.4.1 Chapter 1-Division 2 amended--Permit fees. Section 103.4.1 Chapter 1-Division 2 of the California Plumbing Code is amended by adding a second paragraph to read as follows:

Fees shall be assessed in accordance with the provisions of this section as set forth in the Schedule of Fees or as set forth in the fee schedule adopted by resolution by the Governing Body.

15.16.70 Section 1.8.8 Chapter 1-Division 1 added--Board of appeals. Section 1.8.8 Chapter 1-Division 1 of the California Plumbing Code is added to read as follows:

Section 1.8.8 Chapter 1-Division 1 In order to provide for a final determination for the suitability of alternate materials, methods of construction, and reasonable interpretation of the provisions of this code, in the event of disagreement with the determination of the Building Official, there shall be and is hereby created a Board of Appeals, consisting of five members experienced in building construction. The Building Official shall act as Secretary of the Board. The Board of Appeals shall be appointed by the Governing Body and shall hold office at its pleasure. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall consider all evidence or proof submitted and conduct, or cause to be conducted, any investigations or tests it deems necessary and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant and may recommend to the Governing Body such new legislation as is consistent therewith.

15.16.080 Section 205 amended--Definition of terms C. Section 205 of the California Plumbing Code is amended by adding the definition of Condensate Waste as follows:

Condensate Waste-- Waste water caused by the formation of moisture on the outside of coils or other surfaces.

15.16.090 Section 208 amended--Definition of terms F. Section 208 of the California Plumbing Code is amended by adding the definition of First Floor as follows:

First Floor--The first floor is the ground floor, or slab floor above the garage, basement, or crawl space.

15.16.100 Section 301 amended--Materials. Section 301 of the California Plumbing Code is amended by adding Subsection 301.6 to read as follows:

301.6 No metallic piping shall be located underground, unless in a chase and with the approval of the Building Official.

15.16.110 Section 703 amended--Size of drainage piping. Section 703 of the California Plumbing Code is amended by adding a paragraph to section 703.2 to read as follows:

All horizontal drainage piping below the first floor, receiving the discharge of water closets, shall be not less than four (4) inches in diameter, except that additions to or remodeling of, existing system may be installed in accordance with Table 7-5.

15.16.120 Section 704 amended--Fixture connections(Drainage)

Section 704 of the California Plumbing Code is amended by adding Subsection 704.4 to read as follows:

704.4 Two fixtures set back to back shall be limited to those fixtures serving only one residence. No back to back fixtures from a common soil line shall penetrate either a property line or a unit separation wall. A unit separation wall as defined in this paragraph shall mean a common wall between two apartments, two condominiums or two townhouses.

15.16.130 Section 811 amended--Chemical wastes. Section 811 of the California Plumbing Code is amended by adding Subsections 811.9 through 811.18 to correspond with Sections 170 through 179, inclusive, of Ordinance No 46 of the Estero Municipal Improvement District, copies of the ordinance are on file with the City Clerk.

15.16.140 Section 908 amended--Vertical Wet Venting. Section 908 of the California Plumbing Code is amended by adding a new Subsection 908.3 to read as follows:

908.3 Wet venting, vertical or horizontal, is allowed only with approval of the Building Official.

15.16.150 Section 1009 amended--Interceptors and Separators. Section 1009 of the California Plumbing Code is amended by deleting the word Industrial in the Section heading.

15.16.160 Section 315 amended--Joints and Connections. Section 316 of the California Plumbing Code is amended by adding Subsection 315.3 to read as follows:

315.3 All connections between ferrous and nonferrous pipe shall be made with a six-inch red brass nipple or a dielectric union.

15.16.170 Section 707 amended--Cleanouts. Section 707 of the California Plumbing Code is amended by adding Subsection 707.15 to read as follows:

707.15 When a main sewer is located in the street, alley or easement, there must be provided a cleanout brought up flush with sidewalk level back of sidewalk; and, if no curb or sidewalk exist, then the cleanout must be located inside of the lot line. Riser shall be of approved material, minimum size of 4 inches, brought up to the level of the ground by a wye and branch fittings, and top of same to be provided with a regulation cleanout. If the sidewalk space mentioned is entirely concrete, then a cast iron sidewalk box, with loose cover fitted with brass screws, shall be installed. The minimum size for a cleanout plug shall be 4 inches.

15.16.180 Section 507 amended--Protection from damage. Section 507 of the California Plumbing Code is amended by adding a second paragraph to Subsection 507.2 and adding Subsections 507.14.3 and 507.4.1 to read as follows:

507.2.2 Anchoring or strapping water heaters shall be at the top and at the bottom. Anchoring or strapping shall be as approved by the Building Official.

507.14.3 Fuel burning appliances shall not be installed within private garages constructed in conjunction with any Group H or I Occupancy. Any wall common to the equipment space and the private garage shall meet the fire resistive requirements as specified in Table 508.4 of the California Building Code between the major occupancy and that garage.

507.4.1 Water heaters shall have safety pans with drains when located in living areas or when leakage would do damage to the building or its contents. The pans shall be of metal or other material approved by the Building Official and be of such dimension as to provide a minimum of 2 inches clearance between the pan and the outside diameter of the heater with a depth of 3 inches. The drain shall not be less than 3/4 inches. The drain shall be extended to the exterior of the building with a down angle terminating between 6 inches and 24 inches of grade.

Chapter 15.20

ELECTRICAL CODE

Sections:

- 15.20.010 Adoption.
- 15.20.020 Citation.
- 15.20.030 Conformance required.
- 15.20.040 Section 80.13 Annex H amended-Authority-General.
- 15.20.050 Section 80.13 Annex H amended-Authority-Duties.
- 15.20.060 Section 80.23 subsection (3) Annex H amended-Violations.
- 15.20.070 Section 80.13 (1) Annex H amended-Authority-Interpretations.
- 15.20.080 Section 80.13 Annex H amended-Authority-Contractor's. Prerequisite.
- 15.20.090 Section 80.13 Annex H amended-Authority-Defective Work.
- 15.20.100 Section 80.21 Annex H amended-Plans and Specifications.
- 15.20.110 Section 80.19 (c) Annex H amended-Permit Issuance.
- 15.20.120 Section 80.19 (e) Annex H amended-Fees.
- 15.20.130 Article 100 amended-Definitions.
- 15.20.140 Article 110-2 amended-Approval.
- 15.20.150 Article 110-3 (b) amended-Installation and Use.
- 15.20.160 Article 250-52 (A)3 amended-Rod and Pipe Electrodes.
- 15.20.170 Article 300-6 amended-Protect Against Corrosion.
- 15.20.180 Article 410-36B amended-Suspended Ceilings.

15.20.010 Adoption. The code of rules and regulations known and designated as the National Electrical Code, 2011 Edition, and the appendices printed therein, as published by the National Fire Protection Association, with California amendments, copies of which are in the Foster City Library and on file with the city clerk, is adopted for the City and by this reference incorporated in this chapter as if fully set forth, except as hereinafter otherwise provided.

15.20.020 Citation. The California Electrical Code adopted in Section 15.20.010 may be cited as the 'California Electrical Code'; provided, however, that when any section thereof is amended by anything contained in this chapter, citations to such section shall be made to 'Section _____ of the California Electrical Code as amended by Municipal Code Section _____'.

15.20.030 Conformance required. All electrical work in or on any building or other structure, pumping plant, exterior electrical wiring on private property, or similar installations shall be in conformity to the requirements set forth in this chapter and in the California Electrical Code, 2011 Edition, as published by the National Fire Protection

Association, and said Code shall become the electrical code of the City.

15.20.040 Section 80.13 Annex H amended—Authority - General. Section 80.13 Annex H of the California Electrical Code is amended by re-writing Subsection (1) to read as follows:

(1) The Administrative Authority shall be the Building Official and is hereby authorized and directed to enforce all provisions of this Code. Pursuant to the enforcement of the provisions of the Code, the Building Official may make reasonable interpretations based on studies and investigations deemed appropriate.

When the California Electrical Code or this chapter refers to "electrical inspector", this means the Building Official, deputies and/or duly appointed assistants.

15.20.050 Section 80.13 Annex H amended—Authority - Duties. Section 80.13 Annex H of the California Electrical Code is amended by inserting a new Subsection (17) to read as follows:

(17) The Building Official or the Building Official's authorized representative shall require, examine and review plans and specifications, drawings, descriptions and/or information submitted by any person applying for a permit and upon approval thereof may issue the permit applied for. The Building Official or the Building Official's authorized representative shall inspect all work authorized by the permit, for the purpose of determining whether or not such work complies with the provision of the California Electrical Code or amendments made thereof by Municipal Code, approving or condemning the same in whole or in part, as the conditions require. They shall sign-off any work approved of or condemned by them, such sign-off when approved being authorization to cover, conceal or use thereof, as the case may be. When the sign-off is disapproved, they shall order such changes in workmanship and/or material to be made to conform to the provisions of the California Electrical Code or amendments made thereto.

Whenever the Building Official or the Building Official's authorized representative finds any building, premises or part thereof in or on which there is being maintained an electrical system and/or electrical work is being installed in violation of the California Electrical Code or amendments made thereto, it shall be their duty to notify in writing the owner, agent or person responsible for the premises in which such conditions exists, or in which such work is being done, or has been done; that they must correct such conditions. Such work shall be removed and reinstalled, as the case may be. If this notice is not complied with within said specified time, the Building Official or the Building Official's authorized representative is authorized to order the discontinuance of electric service.

It is unlawful to energize or cause or permit to be energized any electrical wiring coming under the provisions of the California Electrical Code or amendments made thereto, until such electrical wiring has been inspected and signed off as approved in

writing by the Building Official or the Building Official's authorized representative. The Building Official or the Building Official's authorized representative may give permission to furnish electric current to, or the use of electric current through, any electrical wiring for a length of time not to exceed thirty days, if the electrical wiring may be used safely and there exists a necessary reason for such permission. Permission and specified length of time shall be in writing to the owner, agent or person responsible for the premises.

15.20.060 Section 80.23 subsection (3) Annex H amended--Violations. Section 80.23 subsection (3) Annex H of the California Electrical Code is amended by adding a third and fourth paragraph to read as follows:

It is hereby declared that any violation of this code constitutes a public nuisance, and in addition to any other remedies provided by this code for its enforcement, the administrative authority may bring civil suit to enjoin the violations of any provision of this code.

Any person, firm or corporation violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than \$300.00 or by imprisonment of not more than ninety (90) days, or both such fine and imprisonment.

15.20.070 Section 80.13 (1) Annex H amended—Authority - Interpretation. Section 80.13 (1) Annex H of the California Electrical Code is amended by re-writing Section 80.13 (1) Annex H to read as follows:

Interpretations

Sec.80.13 (1) Annex H. In the event of any conflict or inconsistency between the provisions of this chapter and the California Electrical Code, when applied to any particular case, the requirement which prescribes and establishes the higher standard of safety shall be complied with, unless otherwise stated in this chapter.

15.20.080 Section 80.13 Annex H amended—Authority-Contractor's License Prerequisite. Section 80.13 Annex H of the California Electrical Code is amended by adding Subsection (17) to read a follows:

Contractor's License Prerequisite

Sec. 80.13 Annex H (17). It is unlawful for any person, firm or corporation, except hereinafter provided, to perform any electrical work as defined in this chapter, without a valid state contractor's license for such work or unless such person, firm or corporation is exempt under the Contractor's License Law of the State.

15.20.090 Section 80.13 Annex H amended—Authority-Defective Work. Section 80.13 Annex H of the California Electrical Code is amended by adding Subsection (18) to read as follows:

Defective Work

This chapter shall not be construed as imposing upon the City or the Building Official or the Building Official's authorized representatives any liability or responsibility for damage resulting from defective electrical work, installation or material thereof, nor shall the City, or the Building Official or the Building Official's authorized representatives thereof be held as assuming any such liability or responsibility by reason of the inspection authorized under this chapter.

15.20.100 Section 80.21 Annex H amended--Plans and Specifications. Section 80.21 Annex H of the California Electrical Code Section is amended by adding a fourth and fifth paragraph Subsection (d) and (e) to read as follows:

(d) When deemed necessary by the Building Official or the Building Official's authorized representative, four sets of plans and specifications shall be submitted with each application for a permit. The plans shall be drawn to scale, 1/4 inch or 1/2 inch, including all necessary information to insure compliance with the requirements of the California Electrical Code or amendments made thereto.

(e) When the Building Official has reviewed the submitted plans and specifications, the Building Official will endorse the plans as APPROVED and issue a permit for such work. Such plans and specifications shall not be changed, modified or altered without authorization of the Building Official. All work shall be done in accordance with the approved plans and the requirements of the code.

15.20.110 Section 80.19 (C) Annex H amended--Permits Issuance. Section 80.19 (c) Annex H of the California Electrical Code is amended by adding a new Subsection (c)(3) to read as follows:

(c)(3) It shall be unlawful for any person, firm or corporation, whether acting as principal, servant, agent or employee, to do or cause or permit to be done any electrical work for which a permit is required within the city without first securing a permit from the Building Official or the Building Official's authorized representative.

15.20.120 Section 80.19 (e) Annex H amended--Fees. Section 80.19 (e) of the California Electrical Code shall be amended by re-writing Subsection (e) to read as follows:

Sec.80.19 (e). Fees shall be assessed in accordance with the provisions of this section or as set forth in the fee schedule adopted by resolution by the Governing Body.

Whenever an electrical permit and/or a permit fee is required by the California Electrical Code or the Municipal Code and work is started prior to obtaining the permit, a double fee shall be charged.

The issuance of a permit shall not be deemed or construed to be a permit for, or approval of, any violation of the provisions of the California Electrical Code or amendments made thereof. No permit purporting to give authority to violate or cancel the provisions of the code shall be valid.

15.20.130 Article 100 amended--Definitions. Article 100 of the California Electrical Code is amended by adding the definitions to read as follows:

Electric Work: Means and includes the installation, construction, maintenance and repair of electrical wiring and equipment.

Electric Wiring: Means the installation or the alteration of any material, fixture, device, appliance or equipment in or on any building, structure or premises, used or designed or intended to be used to generate, transmit, transfer or utilize electric energy.

15.20.140 Article 110-2 amended--Approval. Article 110-2 of the California Electrical Code is amended by adding a second and third paragraph to read as follows:

All materials used shall bear the Underwriters' Laboratories approval or other approved agency and shall be of a design suitable for the purpose to be used.

All materials used in installation, alteration or repair of electrical distribution systems shall be free from defects and shall be of minimum approved standards specified for all types of material provided for this chapter.

15.20.150 Article 110-3 (b) Installation and Use. Article 110-3 Subsection (b) of the California Electrical Code is amended to read as follows:

(1) The Building Official or the Building Official's authorized representative may request a dielectric and/or voltage test under load by the electric contractor.

(2) No metallic piping shall be located underground, unless in a chase or other method which is first approved by the Building Official.

(3) Temporary power units may be installed only with prior approval of the Building Official and after a permit has been obtained from the Building Official.

(4) Prior to the issuance of a certificate of occupancy and at the time of final inspection, all service panels and secondary panels shall be so marked as to show the maximum AVAILABLE INTERRUPTER CURRENT rating as determined by the energy

provider.

15.20.160 Article 250-52 (A)3 amended--Rod and Pipe Electrodes. Article 250-52 (A)3 of the California Electrical Code is amended to read as follows:

(a) Rod and Pipe Electrodes. Electrodes of rods of steel shall be of not less than two 1/2 inch round reinforcing bars, each not less than 20 feet long, running in opposite directions, placed within 3 inches of the bottom of the concrete footing. One end of each rod will extend at least 6 inches above the foundation sill, at least 6 inches above finish grade and be connected by an approved grounding connector. The grounding connector will be installed in an accessible location where it will be bonded to the hot and cold water pipes by an approved grounding connector.

The bonding wire shall be determined by Table 250-66 of the California Electrical Code. Other means may be used when approved by the Building Official.

15.20.170 Article 300-6 amended--Protection Against Corrosion. Article 300-6 of the California Electrical Code is amended by adding Subsection (e) to read as follows:

(e) Earth Contact. No ferrous or nonferrous metallic portions of the electrical system shall be installed in direct contact with the earth.

15.20.180 Article 410-36 (B) amended--Suspended Ceilings. Article 410-36 of the California Electrical Code is amended by re-writing Subsection (c) to read as follows:

(c) Suspended Ceilings. Fixtures in suspended ceiling systems shall be securely fastened to the building structure by at least two supports located diagonally on the fixture. Fixtures shall not be supported by the suspended ceiling system unless prior approval has been given by the Building Official. Request for approval to deviate from this requirement must be in writing to the Building Official at the time of submittal for permits.

Chapter 15.24

Fire Code

Sections:

- 15.24.010 Adoption of the International Fire Code 2013 Edition, California Amendments (California Fire Code – CFC), Appendixes, and the Fire Code Departmental Policy Manual.
- 15.24.020 Add Section 101.1 Title. Amended
- 15.24.030 Add Section 101.6 Policy Manual
- 15.24.040 Add Section 103.1.1 – General
- 15.24.050 Add Section 105.1.1.1 - Sale or Delivery without a Permit
- 15.24.060 Add Section 106.1.1 FIRE AND LIFE SAFETY INSPECTIONS
- 15.24.070 Add Section 113.1.1 – Fees
- 15.24.080 Add Section 202 FIREWORKS
- 15.24.090 Add Section 202 - POLICY.
- 15.24.100 Add Section 307.2.1.1 - Permit
- 15.24.110 Add Section 308.1.6.3 SKY LANTERN
- 15.24.120 Add Section 315.1- GENERAL STORAGE
- 15.24.130 Add Section 316.4.1. - Roofing Requirements
- 15.24.140 Add Sections 319 & 319.1 FIREWORKS
- 15.24.150 Add Section 503.3.1 - Fire Lane Designation
- 15.24.160 Amend Section 505.1 Address Identification
- 15.24.170 Add Section 506.1.1.1 Key Box contents
- 15.24.180 Amend Section 507.5.1.A – Where required.
- 15.24.190 Add Section 507.5.3.1 – Inspection, Testing and Maintenance
- 15.24.200 Delete Section
- 15.24.210 Add Section 903.2 Where Required
- 15.24.220 Add to Section 907.2 – Fire Alarm/Voice Notification System
- 15.24.230 Add to Section 909 – SMOKE CONTROL SYSTEMS.
- 15.24.240 Add to Section 909.11.2 – Standby Power
- 15.24.250 Add to Section 1009 – 1009.1.1 Convenience Stair
- 15.24.260 Add Paragraph to Section 5003 Control Areas
- 15.24.260 Amend Appendix C Table C105.1

The rules, regulations and standards published by the International Code Council under the title 'California Fire Code', 2013 Edition and the appendices printed therein is hereby incorporated herein by reference as though fully set forth herein except as the same may be modified by the amendments and additions thereto hereinafter set forth.

All sections of this Chapter shall apply to all buildings, structures and portions thereof, and to all appurtenances and fixtures thereto, and anything connected with, or by, or in, or on, any premise or building. Whenever any provision of this Chapter or in any other law, ordinance, or resolution of any kind, impose overlapping or contradictory regulations, or contain any restrictions covering the same subject matter, the provision that is more restrictive or imposes higher standards or requirements shall govern.

Section 15.24.020 SECTION 101 GENERAL Title Add SECTION 101.1

These regulations shall be known as the 2013 CALIFORNIA FIRE CODE, and with amendments adopted by the City of Foster City, will be referred to herein as this "CODE," and/or "FIRE PREVENTION CODE."

Section 15.24.030 SECTION 101 Add 101.6 POLICY MANUAL

The Bureau of Fire Protection and Life Safety Policy Manual shall serve as a supplemental instruction and interpretation manual for the Fire Prevention Code. The Fire Marshal is responsible to amend this manual as necessary to maintain current instructions and interpretations.

Section 15.24.040 Appendix Chapter 1 Add Section 103.1.1 – General

The Fire Prevention Bureau is established within the Foster City Fire Department under the direction of the Fire Chief. The California Fire Code shall be enforced by the Fire Chief of the Fire Department of the City of Foster City and the Chief's appointed agents including the Fire Prevention Bureau. References to the "Fire Marshal," "Fire Code Official," or "fire prevention engineer" in the California Fire code shall mean the Fire Department Chief in charge of the Fire Prevention Bureau.

Section 15.24.050 Administration Part 1 Add Section 105.1.1.1 - Sale or Delivery without a Permit

No person shall sell, deliver, or cause to be delivered, any commodity to any person not in possession of a valid permit when such permit is required by the provision of this Code.

Section 15.24.060 Add to Section 106.1 FIRE AND LIFE SAFETY INSPECTIONS

Section 106.1.1 Inspections by the Fire Department shall periodically be made of buildings and structures that are used for residential or non-residential purposes as follows:

- a) The time and frequency of inspections shall be determined by the Fire Chief. No buildings shall be inspected for a fee more than annually except for re-inspections to assure that code corrections have been made or hazards have been corrected.

- b) A fee for inspections shall be established in the adopted City Fee Schedule to offset costs of the regulatory inspection program and shall be collected upon inspection from each property subject to this ordinance. Revenues shall be used for the inspection and enforcement program.
- c) All properties shall be subject to inspection fees.
- d) Nothing in this section is intended to prevent inspections of property under nuisance abatement or other laws.

Section 15.24.070 Administration Part 1 Add Section 113.1.1 – Fees

Fees pursuant to compliance with the provisions of this code shall be assessed as set forth in the fee schedule adopted by the Governing Body.

Section 15.24.080 Add to Definitions Section 202 FIREWORKS

Add to first paragraph

including "safe and sane" as defined by section 12529 of the State of California Health and Safety Code.

Also add to this section;

SKY LANTERN. An unmanned device with a fuel source that incorporates an open flame in order to make the device airborne.

Section 15.24.090 Add to Definitions Section 202 - POLICY.

A plan or course of action, as of a government, political party or business, designed to influence and determine decisions, actions, and other matters. A course of action, guiding principle, or procedure considered to be expedient, prudent, or advantageous.

Section 15.24.100 Add Section 307.2.1.1 - Permit

1. A permit to conduct open burning or to kindle, light, or cause to be kindled or lighted any fire for the burning of rubbish, rags, papers, grass, wood, refuse, or any other combustible material or maintain any bonfire. Rubbish includes waste material from the construction or demolition of buildings. No barbecue, barbeque pit or fireplace shall be used for the disposal of combustible waste material.

EXCEPTION: (A). Fires for the preparation of food on residential premises when contained in approved portable appliances designed and customarily used for that purpose.

EXCEPTION: (B). Fires for the preparation of food in a stationary building as defined in the International Building code and for which a building permit has been issued.

EXCEPTION: (C). Fires for the preparation of food at public parks or recreational areas in facilities designed and approved for the purpose.

2. No person shall kindle or maintain any fire in an outdoor barbecue pit, including pits used for Luau type fires, not constructed in accordance with the International Building Code and located wholly or partially below ground or in non-combustible enclosures, without first having obtained a permit from the Fire Chief. In granting the permit, the Fire Chief shall take into consideration the following:

- (a) The hours between which burning may be conducted;
- (b) The number and size of barbecue pits;
- (c) The type of fuel that will be used;
- (d) The proximity to vegetation, buildings and structures, and;
- (e) Any other condition or restriction that may be required from time to time by resolution of the City Council.

Section 15.24.110 Add Section 308.1.6.3 SKY LANTERN.

No person shall release or cause to be released an untethered Sky Lantern.

Section 15.24.120 Add to Section 315.1 – GENERAL STORAGE

General. Storage, use and handling of miscellaneous combustible materials shall be in accordance with Sections 315.2 through 315.4
Exception: Storage of combustible materials other than motorized vehicles or vessels shall not be permitted in a public parking garage or in a garage or carport serving a Group R, Division 1 or Group R, Division 2 Occupancy, unless the method of storage is approved by the Fire Code Official.

Section 15.24.130 Add Section 316.4.1. - Roofing Requirements

All new roofs for structures shall have a fire rating of Class B or better which complies with the International Building Code Standard.

317.1 A building permit shall be required for a reroofing of all structures. The fire rating of the materials shall be Class B or better.

Section 15.24.140 Add Section 319 - FIREWORKS

319 General. The manufacture, storage, sale, possession, handle or use of all fireworks as defined in Section 202, is prohibited.

319.1 Seizure. The Fire Chief shall seize, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of this code.

Section 15.24.150 Add Section 503.3.1 - Fire Lane Designation.

503.3.1 Fire Lane Designation. Designation of fire lanes shall be by one of the following means:

1. By a white sign measuring at least twelve inches by eighteen inches (12" x 18") posted immediately adjacent thereto and clearly visible. It should clearly state in red letters not less than one inch (1") in height, that the space is a fire lane and parking is prohibited.
2. By outlining and hash marking the area in contrasting colors clearly marking it with the words "Fire Lane - No Parking."
3. By identifying the space with a red curb upon which the words "Fire Lane - No Parking" are stenciled every 15 feet.
 - a. Both sides of fire lanes shall be red curbed when the fire lane is twenty (20) feet to twenty eight (28) feet in width.
 - b. At least one side of a fire lane shall be red curbed and stenciled when the fire lane is over twenty eight (28) and up to thirty-six (36) feet in width.
 - c. Curbs need not be painted red nor stenciled when the fire lane is more than thirty-six (36) feet in width.

The Fire Chief may designate any public or private roadway a fire lane when accessibility or obstruction is in question.

Section 15.24.160 Amend Section 505.1 to read;

505.1 Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Said numbers shall be either internally or externally illuminated in all new construction. Numbers shall be as follows:

1. Minimum of one-half inch (1/2") stroke by four inches (4") high.
2. When the structure is thirty-six (36) to fifty (50) feet from the street or fire department access a minimum of one-half inch (1/2") stroke by six inches (6") high is required.
3. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") stroke by nine inches (9") high is required.

505.1.1 Multi-Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

505.1.2 Rear Addressing. When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide an acceptable vehicular access. Number stroke and size shall comply with 505.1.

Section 15.24.170 Add Section 506.1.1.1 Key Box contents requirements

506.1.1.1 Key box contents requirements. The keys provided shall be a master key to all spaces including multi-tenant spaces. Additional keys shall be included for card access, elevator control, fire alarm control panels, and fire sprinkler control valve access. If the business/operation is required to have a Hazardous Material Inventory Statement (HMIS), the HMIS shall be included in the key box.

Exceptions:

1. Multi-tenant spaces which provide a key box for each tenant and installed per Section 506.1. Electronic card keys and codes may not be utilized as a substitute for manual keys.
2. When electronic locks release upon loss of electrical power a manual key need not be provided.

Section 15.24.180 Add Section 507.5.1. A – Where required.

All water lines, mains and laterals, serving fire hydrants, shall be minimum of 8 inches in size and be made of AWWA Type C900 plastic.

Section 15.24.190 Add Section 507.5.3.1 - Inspection, Testing and Maintenance.

Fire Hydrants - The City assumes no liability if damage is incurred to the private hydrant or private water system while in the process of flowing, flushing, or performing maintenance on said system.

Section 15.24.200 Amend Section 903.2 - Where required.

Delete Entire Section 903.2

Add: 903.2 - Where required

903.2 Where required. Approved automatic sprinkler systems shall be installed throughout all new buildings unless the structure does not require a building permit.

903.2.20 Existing Buildings and Structures. An automatic fire sprinkler system shall be installed in existing buildings and structures, except Group R-3 and R-3.1 occupancies, as follows;

1. Additions that increase the existing gross floor area by more than 50% or increase the number of floors and/or stories require the entire building to be installed with an automatic fire sprinkler system.
2. Any combination of alterations and/or repairs to more than 50% of the existing gross building area requires the entire existing building to be installed with an automatic fire sprinkler system.
3. Any alteration and/or repair within a building that contains an automatic fire sprinkler system requires that the automatic fire sprinkler system be extended/modified to the area of proposed work.
4. Any change in use or occupancy creating a more hazardous fire/life safety condition, as determined by the Fire Chief requires that an automatic fire sprinkler system be installed in the space where the change in use or occupancy is proposed.
5. Any combination of addition, alteration, repair and/or change of use of any basement requires the installation of a fire sprinkler system in the basement.

Exceptions:

1. Seismic or Accessibility improvements
2. Any exemption otherwise allowable under the Fire Code, as adopted by the City of Foster City if in the discretion of the Fire Chief, the safety of the public is not compromised.
3. Exterior improvements and work not requiring permits as provided in the Building Code.
4. Detached Group U occupancies less than 400 square feet.
5. Work requiring only a mechanical, electrical, plumbing and/or demolition permit.

903.2.21 Existing Group R Occupancies. An automatic sprinkler system shall be installed throughout when any addition, alteration, repair or combination thereof is made to more than 50% of the existing floor area of the building. For purposes of this section, an addition, alteration or repair is defined as any change to a building that requires a permit other than a mechanical, electrical or plumbing permit.

Section 15.24.210 Add to Section 907.2 – Fire Alarm/Voice Notification System

In buildings four (4) or more stories in height, a fire alarm voice notification system shall be installed for the exclusive use of Fire Department personnel, peace officers, or other City enforcement personnel according to specifications approved by the Fire Chief. Controls for, and access to, such system shall be installed on the ground floor of the building at a location subject to the approval of the Fire Prevention Bureau.

Section 15.24.220 Add to Section 909 – SMOKE CONTROL SYSTEMS.

909.1.1 - The requirements of this section are intended to establish basic requirements for controlling the movement of smoke within a building (smoke management system). Additional requirements for high-rise buildings shall be as specified in the IBC.

909.1.2 - Where Required. This section shall apply to all buildings housing A, B, E, I and R and occupancies which meet any of the following conditions:

909.1.3 - Four (4) or more stories in height.

909.1.4 - Having occupied floors located more than 40 feet above the lowest floor level having building access.

Exceptions: 1. Open parking garages.

909.1.5 - HVAC Systems. Smoke management (control) may be combined with other air handling systems provided that, upon activation, the smoke management functions override all other functions. Any air handling system which would interfere with activated smoke control systems shall automatically shut down or change operation to assist in smoke control upon such activation.

Section 15.24.230 Section 909 Add Section 909.11.2 - Standby Power.

An on-site standby power generation system shall be provided in all buildings requiring a smoke management system. An on-premises fuel supply sufficient for not less than four (4) hours full demand operation of the system shall be provided. The standby power generation system shall supply and be sized for the following:

- (a) Smoke management system
- (b) Elevator operation
- (c) All exit and exit pathway lighting
- (d) Fire Sprinkler alarm system
- (e) When the following are provided, they shall also be powered by the emergency generation system:
 - 1. Fire detection system
 - 2. Fire alarm system
 - 3. Voice communication system
 - 4. Hazmat control and evacuation systems

Section 15.24.240 Add to Section 1009 – 1009.1.1 Convenience Stair

Section 1009.1.1 Convenience stairs (in buildings 4 or more stories in height) that are not required as exits shall be limited to connect only two (2) floors per the requirements in NFPA 101 Chapter 8 Features of Fire Protection (8.6.8 Convenience Openings 2009 Edition).

Section 15.24.250 Add Paragraph to Section 5003

Section 5003.1.4.1 Control areas are prohibited below grade level. See tables where Design and Number of Control Areas Below grade level (plane) are deleted.

Section 15.24.260 Amend Appendix C Table C105.1

Delete:

First seven sections of column - Average Spacing Between Hydrants

Add:

(In the first seven sections of column - Average Spacing Between Hydrants -) 250 (feet) [regardless of the fire flow requirement].

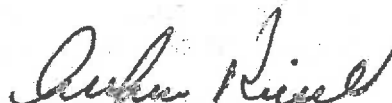
This Ordinance was introduced and read on the 4th day of November, 2013, and passed and adopted on the 16th day of December, by the following vote:

AYES: Councilmembers Kiesel, Okamoto, Perez, Pollard and Mayor Bronitsky

NOES: None

ABSENT: None

ABSTAIN: None



CHARLIE BRONITSKY, MAYOR BY
ART KIESEL, VICE MAYOR

ATTEST:



DORIS PALMER, CITY CLERK

Priscilla Tam, Records Analyst II of the City of Foster City, does hereby certify that the foregoing is a full, true and correct copy of the document it purports to be, which document is on file in the Office of the City Clerk.



Priscilla Tam, Records Analyst II

12/30/13

Date